

14 Adams Close, Carters Quay, Poole BH15 4FF £250,000 Leasehold















A stunning second-floor apartment situated in popular Carters Quay development in Hamworthy. The property boasts two double bedrooms, an ensuite and parking.

- TWO DOUBLE BEDROOMS
- EXCELLENT LOCATION
- NO FORWARD CHAIN

- TWO BATHROOMS
- ALLOCATED PARKING
- RECENTLY CONSTRUCTED DEVELOPMENT

#### Location:

Carter's Quay is an award-winning development, conveniently located off Blandford Road in Poole. This exciting waterside community features high specification homes and a new quayside which will offer views over the iconic Twin Sails Bridge. With easy access to the bustling town centre, station, and local marinas this stylish development boasts a truly fulfilling lifestyle in Poole.

## **Entrance Hallway:**

## Kitchen:

9'5" x 7'6"

## Lounge/Dining Room:

15'4" x 14'4"

### Master Bedroom:

11'8" x 10'0" Luxury fitted wardrobes

#### **En-Suite Shower Room:**

## **Bedroom Two:**

11'8" x 8'10"

## Family Bathroom:

## **Utility Room:**

3'11" x 3'8"

Tenure: Leasehold

Lease: Remainder of 123 years APPROX. Service Charge: Approx. £1,200 per year

Ground Rent: £250 per year

No short term lets or AirBnB allowed

Postcode: BH15 4FF

EPC: B

Council Tax: C £1668.60 2021/2022



www.keydrummond.com

Tel: 01202 700771

Key Drummond

canfordcliffs@keydrummond.com

# 678 sq.ft. (63.0 sq.m.) approx. **SECOND LLOOR**

3.56m x 2.70m 3.56m x 2.70m

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or th for the purpose. A buyer is advised to obtain verification from their Solicitor

8,6" × 7'6" 8,6" × 7'6" 8.89m × 2.29m

4.69m × 4.39m 15'4" × 14'5" LOUNGE/DINING ROOM

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

All room dimensions given above are approximate measurements

- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further
- - They do not constitute an offer of contract for sale. Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

	ອ		
₫ (80-14	ອ		
(bs-66			
(ga-sa			
(OP-67			
8 (10-11		98	98
A (suid Se		30	20
их вивийх ведериц - томви лишний совре			
		Stemas	leanate/4

zzoza xidonaw uzw. aprew
ez jo gues, obesepijsk os egicieuck cau pe diveu-
cosbecase brichaser. The services, systems and appliances shown have not been tested and in guarantee omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

as to their operability or efficiency can be given.
"milks every larger than the present make to exercise to the botophan considerable their passessments of milks every larger than the passessment make to exercise the passessment to the approximate and no responsibility to take the for any error, or mission to the passessment of

**MOORHTAB** 

**ENTRANCE HALL** 

Directive 💮	u∃ saleW.9	England		V Directiv	3 9	england & Wale
	enciesima SOO varigiti - Visnahi	<b>Чавонатолична 10М</b>			stsco &	ionus varligiri - thaistha rgnana to
	9	(1-20)			9	-50)
	륄	(86-15)			를	(80-1
	3	(95-66)			3	(95-6
	•	(22-22)				(89-9)
	ව	(02-63)				(OF-60
		(10-10)	98	98		8 (16-1
		(as bins)				A (suit S
	piendly - lower CO2 emissions	дегд виндокизокрај			93903 đi	их вивидх вудствиц - томви илиин
Cumont Potential			leánsio/1	Dennard		
6	al Impact (CO <sub>2</sub> ) Ratin	Environment			Би	nergy Efficiency Ra

(1-20)				
(85-15)				

071LITY ROOM 3'11" × 3'9" 1.20m × 1.14m

ENSUITE

MASTER BEDROOM 11'8" × 10'0" 3.56m × 3.06m